

Key: 1739

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.670

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CURRENT OWNER				PARCEL ID				LOCATION				
DOWNING JOSEPH J JR 811 FIRST PARISH RD SCITUATE, MA 02066				29-1-5-0				811 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DOWNING JOSEPH J JR				08/24/2000	QS	449,800	(97963)					
HAMILL BERNARD J & LYNDA				01/11/1999	XX	100	(L00094779)					
HAMILL BERNARD J TRUSTEE				03/28/1997	XX		(C00091156)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.302	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,080

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-0353	04/06/2022	3	ALTERATIONS	19,635	08/03/2022	JD	100 100
07-153		2	ADDITIONS	121,000	06/25/2008	SJ	100 100
07-153		2	ADDITIONS	121,000	06/18/2007	SJ	100 100
03-369	08/02/2003	3	ALTERATIONS				100 100
95-453	08/02/1995	1	NEW CONST				100 100

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TOTAL	1.220 Acres	ZONING	FRNT	219	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	348,500	317,100
Inf1	FACTOR 100		BUILDING	652,100	610,900		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
			TOTAL	1,001,700	929,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 25 0.75	8 X 12		96	14.95	1,100

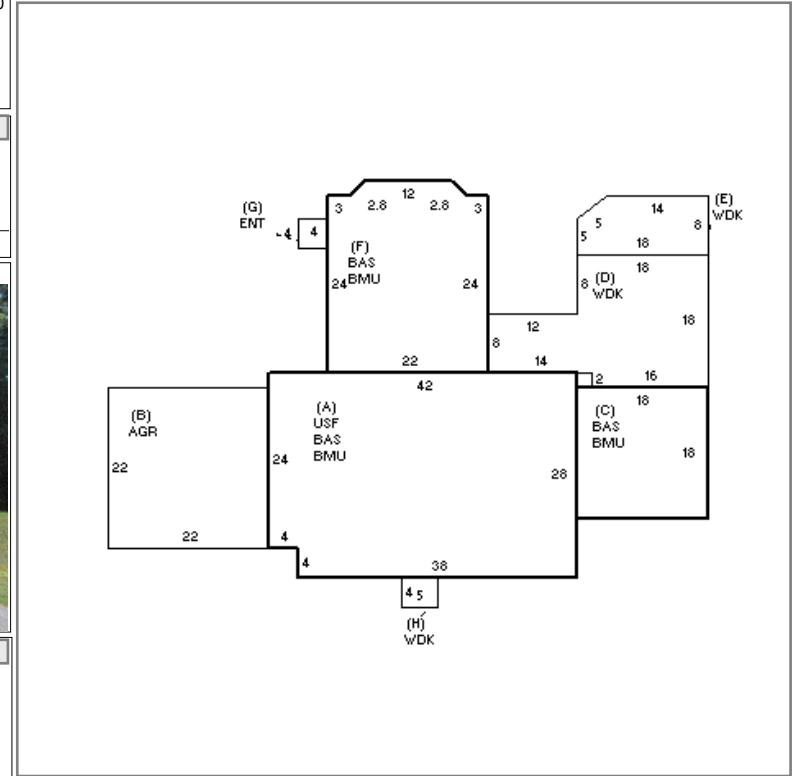


BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,200	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	8	\$7,040					
# UNITS	1	1.00					



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795,270
+	BMU	N	BSMT UNFINISHED	2,040		44.32	90,410	CONDITION ELEM CD	
+	BAS	L	BASE AREA	1,484	1996	206.37	306,258	EXTERIOR	G
A	USF	L	UPPER STORY FIN	1,160	1996	187.67	217,702	INTERIOR	G
B	AGR	N	ATT GARAGE	484		48.90	23,667	KITCHEN	A
+	WDK	N	WOOD DECK	574		42.24	24,246	BATHS	A
F	BAS	L	BASE AREA	556	2007	206.37	114,743	HEAT	A
G	ENT	N	ENCLOSED ENTRY	16		107.46	1,719	ELECT	A
F11	O		FPL 1S 1OP	1		8,009.10	8,009		
GEN	O		GENERATOR	1		0.00			
ODS	O		OUT DOOR SHOWER	1		1,476.20	1,476		

EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$652,100